

Taylor Ranch
Westside Coalition

ZHE
1009204

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

- ☐ Major subdivision action
- ☐ Minor subdivision action
- ☐ Vacation
- ☐ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- ☒ for Subdivision
- ☒ for Building Permit
- ☐ Administrative Amendment/Approval (AA)
- ☐ IP Master Development Plan
- ☐ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- ☐ Storm Drainage Cost Allocation Plan

Supplemental Form (SF)

S Z ZONING & PLANNING

- ☐ Annexation
- ☐ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- ☐ Adoption of Rank 2 or 3 Plan or similar
- ☐ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- ☐ Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

- ☐ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102.
Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): GUY JACKSON PHONE: 235-1426
ADDRESS: 10522 FLORENCE AVE NE FAX: _____
CITY: ALBUQUERQUE STATE NM ZIP 87112 E-MAIL: g.jackson70@comcast.n

APPLICANT: DAN RICH PHONE: 304-4516
ADDRESS: 12231 ACADEMY RD NE #301-189 FAX: _____
CITY: ALBUQUERQUE STATE NM ZIP 871 E-MAIL: emeraldprops@aol.com
Proprietary interest in site: OWNER List all owners: _____

0 DESCRIPTION OF REQUEST: Amendment of the site Development Plan for the change of a 10,980 retail/service building to a 65,800 sq ft 3 story spray/office building, as well as the change of a 53,755 retail/service building to a 14,955 storage building and eliminating tract Tract
Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes ☒ No Y-2A-1-D

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Y-2A-1-A, Y-2A-1-B, Y-2A-1-C & Y-2A-1-D Block: NA Unit: NA
Subdiv/Addn/TBKA: TAYLOR RANCH
Existing Zoning: CZ(C) & CZ-Conditional Use for transfer or storage of household goods Proposed zoning: transfer or storage of household goods MRGCD Map No. _____
Zone Atlas page(s): D-11 UPC Code: 101106334513040928

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.):
0721E0004, 0721E0005, 0721E80021, 07EPC40041/40040, 1002776

CASE INFORMATION:

Within city limits? ☒ Yes Within 1000FT of a landfill? ☒ NO
No. of existing lots: 4 No. of proposed lots: 3 Total site area (acres): 10.1
LOCATION OF PROPERTY BY STREETS: On or Near: 6971 TAYLOR RANCH PR NW
Between: TAYLOR RANCH and HEMESTAD DR.

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☒ Review Date: 6/5/12

SIGNATURE [Signature] DATE 6/28/12
(Print Name) Guy Jackson Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY

- ☒ INTERNAL ROUTING
- ☒ All checklists are complete
- ☒ All fees have been collected
- ☒ All case #s are assigned
- ☐ AGIS copy has been sent
- ☐ Case history #s are listed
- ☐ Site is within 1000ft of a landfill
- ☐ F.H.D.P. density bonus
- ☐ F.H.D.P. fee rebate

Application case numbers
12EPC - 40037
12EPC - 40038

Revised: 4/2012

Action	S.F.	Fees
ASBP	—	\$255.00
CMF	—	\$50.00
ADV	—	\$75.00
ASPS	—	\$255.00
	—	\$
Total		\$635.00

Hearing date August 9, 2012

6-28-12
Staff signature & Date

Project # 1002776

Valerie [Signature]

FORM P(1): SITE DEVELOPMENT PLAN REVIEW – E.P.C. PUBLIC HEARING

- ☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16)** Maximum Size: 24" x 36"
- ☐ **IP MASTER DEVELOPMENT PLAN (EPC11)**
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Scaled Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies**.
 - For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
 - Site plans and related drawings reduced to 8.5" x 11" format (1 copy)
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Completed Site Plan for Subdivision and/or Building Permit Checklist
 - Sign Posting Agreement
 - Traffic Impact Study (TIS) form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

- ☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15)** Maximum Size: 24" x 36"
- ☐ **SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17)**

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies**.
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted.
- (Folded to fit into an 8.5" by 14" pocket.) **20 copies**
- Site Plans and related drawings reduced to 8.5" x 11" format (1 copy)
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Subdivision and/or Building Permit Checklist
- Traffic Impact Study (TIS) form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

NOTE: For wireless telecom facilities, requests for waivers of requirements, the following materials are required in addition to those listed above for application submittal:

- Collocation evidence as described in Zoning Code §14-16-3-17(A)(6)
 - Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(A)(13)(d)(2)
 - Letter of intent regarding shared use. Refer to §14-16-3-17(A)(13)(e)
 - Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(A)(13)(d)(3)
 - Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower §14-16-3-17(A)(17)
 - Registered engineer or architect's stamp on the Site Development Plans
 - Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

- ☒ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01)** Maximum Size: 24" x 36"
- ☒ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**

- ✓ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **20 copies**
- ✓ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **20 copies**
- ✓ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **20 copies**
- ✓ Site plans and related drawings reduced to 8.5" x 11" format (1 copy)
- ✓ Zone Atlas map with the entire property(ies) clearly outlined
- ✓ Letter briefly describing, explaining, and justifying the request
- ✓ Letter of authorization from the property owner if application is submitted by an agent
- ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ✓ Sign Posting Agreement
- ✓ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- ✓ Traffic Impact Study (TIS) form with required signature
- ✓ Fee (see schedule)
- ✓ List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Guy Jackson & Dan Rich
 Applicant name (print)
[Signature] 6/28/12
 Applicant signature / date

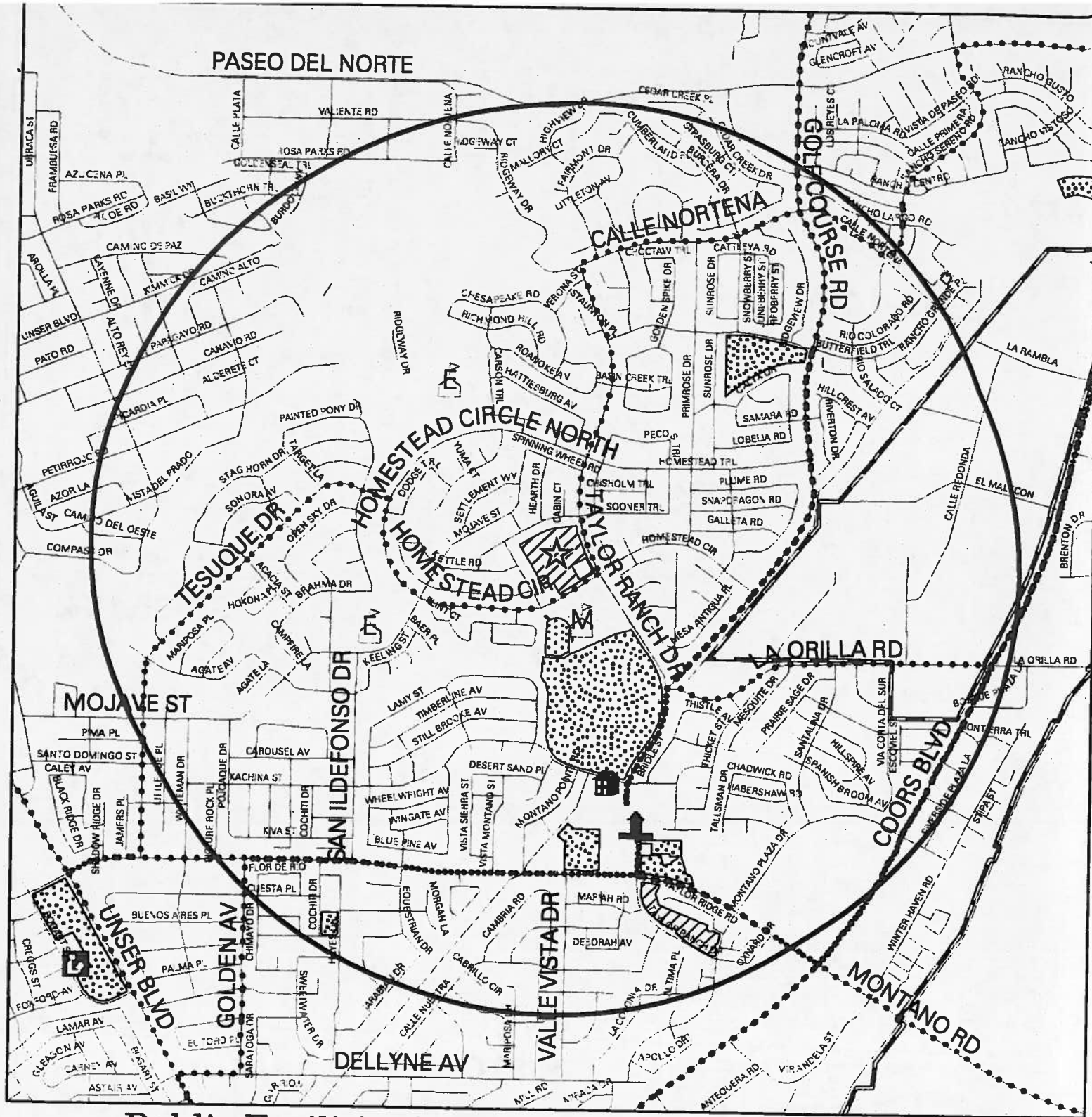


Form revised November 2010

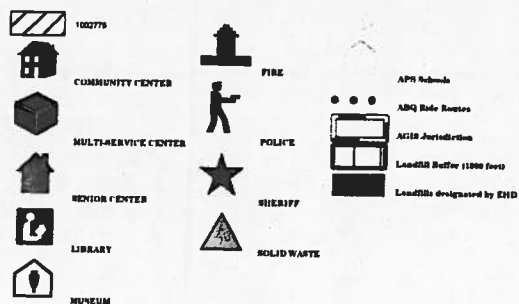
- ☒ Checklists complete
- ☒ Fees collected
- ☒ Case #s assigned
- ☒ Related #s listed

Application case numbers
 12 - EPC - 40037
 12 - EPC - 40038

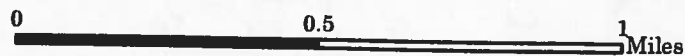
Valerie Roth 6-28-12
 Planner signature / date
 Project #: 1002776



Public Facilities Map with One-Mile Site Buffer



Project Number: 1002776





HISTORY MAP

Note: Grey shading
Indicates County.

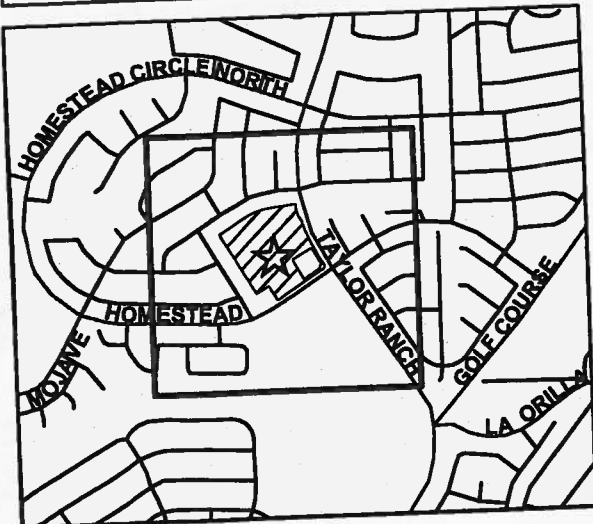


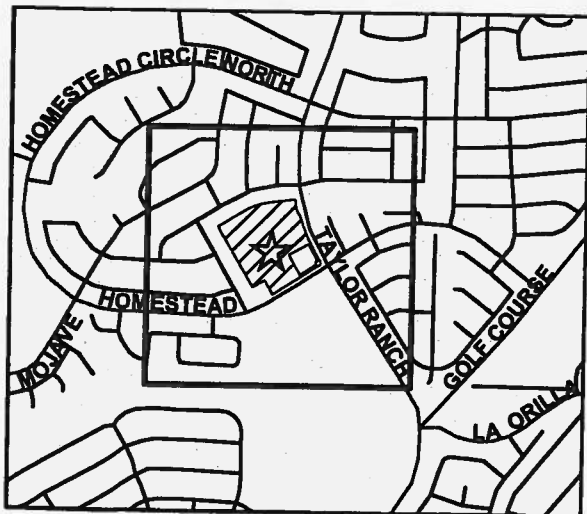
1 inch = 300 feet

Project Number:
1002776

Hearing Date:
AUGUST 9, 2012

Zone Map Page: D-11
Additional Case Numbers:
12EPC 40037





LAND USE MAP

Note: Grey shading
Indicates County.

KEY to Land Use Abbreviations

AGRi Agricultural
 COMM Commercial - Retail
 DRNG Drainage
 MFG Manufacturing or Mining
 MULT Multi-Family or Group Home
 OFF Office
 PARK Park, Recreation, or Open Space
 PRKG Parking
 PUBF Public Facility
 SF Single Family
 TRAN Transportation Facility
 VAC Vacant Land or Abandoned Buildings
 WH Warehousing & Storage

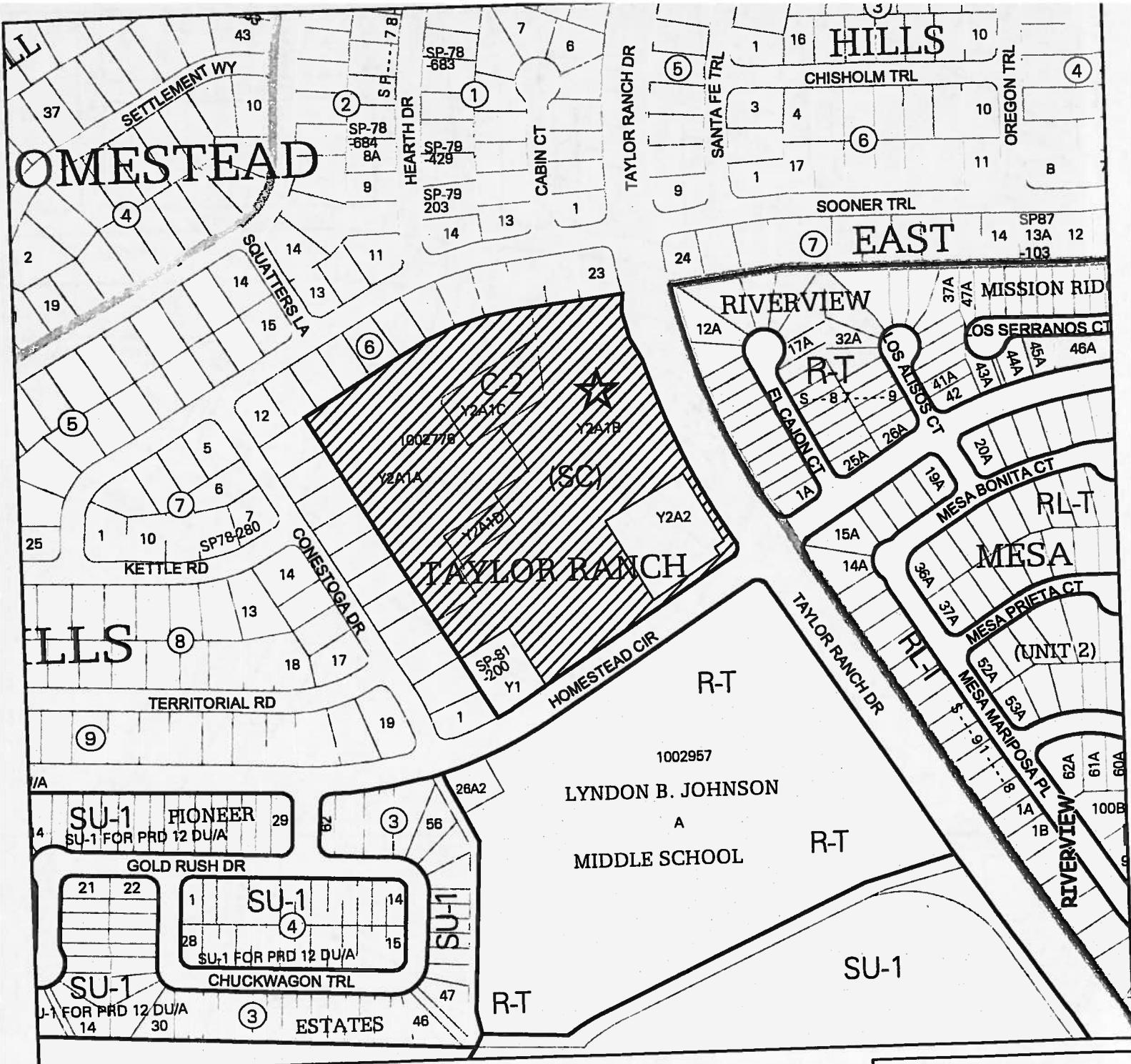


1 inch = 300 feet

Project Number:
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ZONING MAP

Note: Gray shading indicates County.

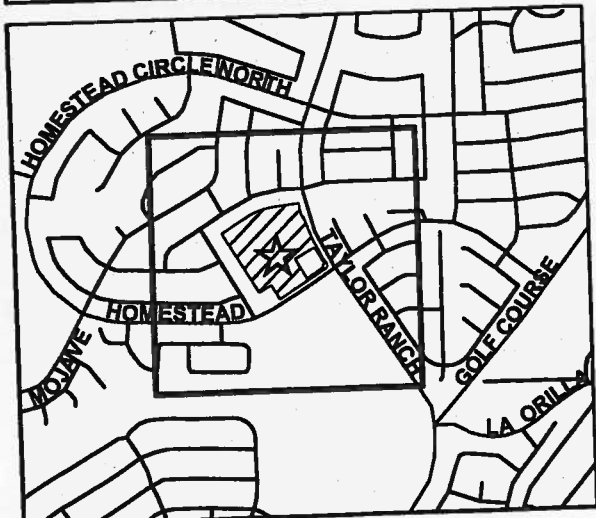


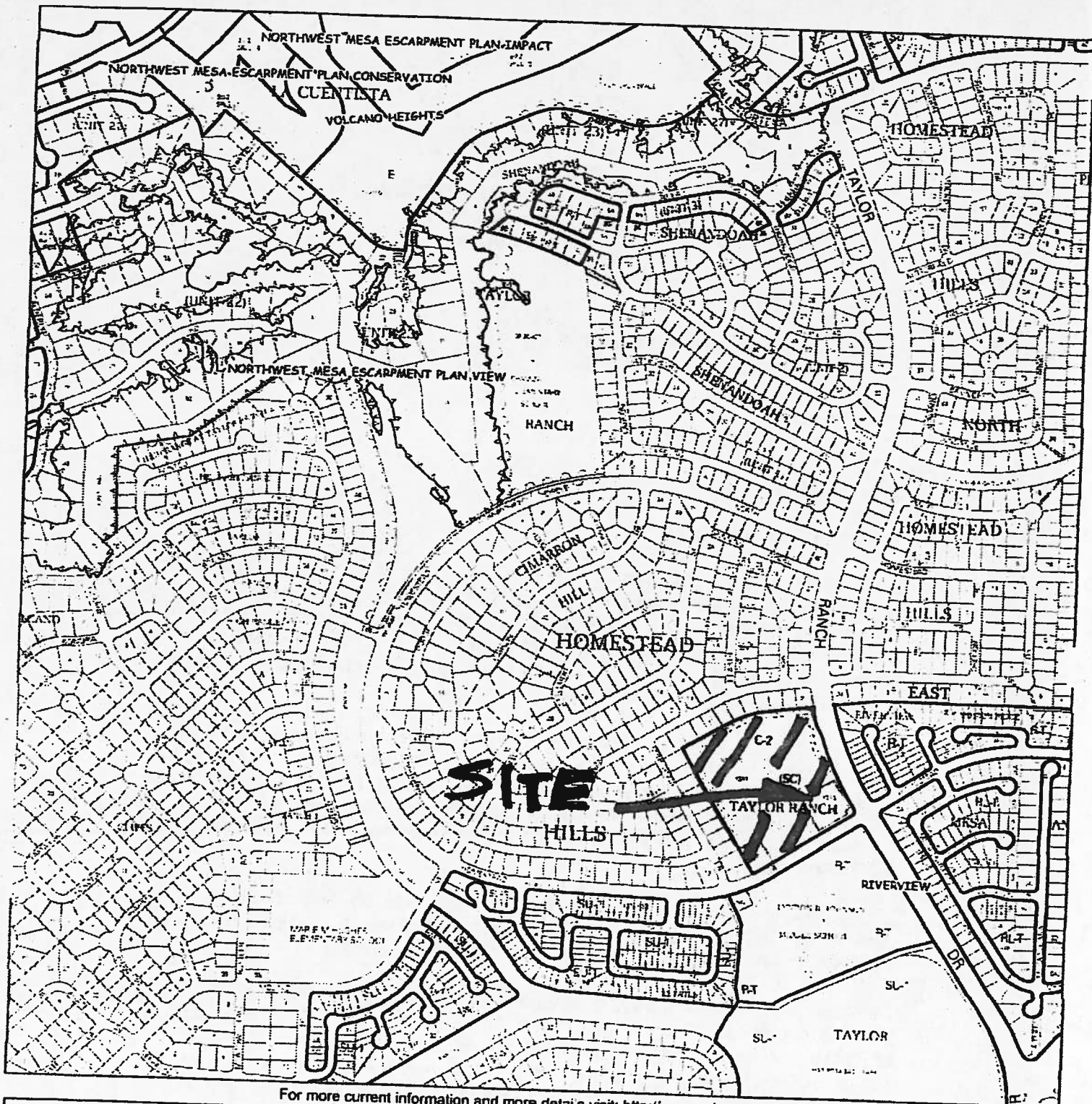
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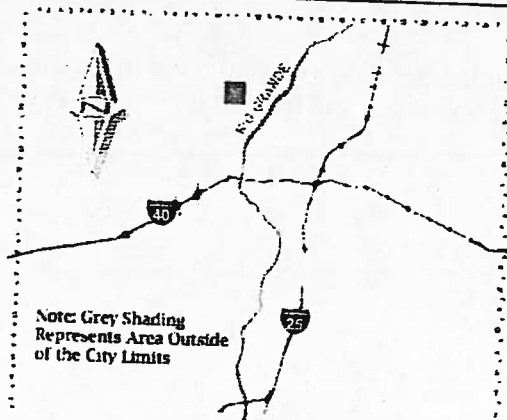




For more current information and more details visit: <http://www.cabq.gov/gis>












Map amended through: 5/17/2007

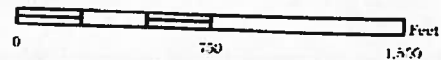


Zone Atlas Page:

D-11-Z

Selected Symbols

- | | | | |
|---|----------------------|---|------------------------|
|  | SECTOR PLANS |  | Escarpment |
|  | Design Overlay Zones |  | 2 Mile Airport Zone |
|  | City Historic Zones |  | Airport Noise Contours |
|  | 1/2 Mile Buffer Zone |  | Wall Overlay Zone |
|  | Petroglyph Mon. | | |



**Dan Rich
12231 Academy Rd NE #301-189
Albuquerque NM 87111
(505) 304-4516**

**Albuquerque City Planning Department
Environmental Planning Commission
Design Review Board
600 2nd St NW
Albuquerque New Mexico 87102**

June 28, 2012

To Whom This May Concern:

In the accompanying package you will find supporting materials pertaining to applications for an amended Site Development Plan, new and vacated easements, the interior lot line adjustments of lot lines for the elimination of an interior tract (Tract Y-2A-1-D), and the change of a 10,480 sf Retail/Service building (not built) to a 65,800 sf +/- 3 story Storage/Office building as shown on the amended Site Development Plan.

On May 23, 2007, the Zoning Hearing Examiner (ZHE) approved a conditional use zone change allowing for self storage units and a manager's residence. In August 2007, The Environmental Planning Commission (EPC) approved the Site Plan for Subdivision and Site Plan for Building Permit with conditions. In February 2008 a final plat was approved by the Development Review Board (DRB) and recorded.

This project involves modifications to the previous Site Development Plan Amendment that was approved in 2007 (both amendments to Site Plan for Subdivision and Site Development Plan for Building Permit).

As shown on the accompanying Amended Site Development Plan, this amendment includes the expansion of Existing Storage A of 275 sf, the removal of Retail/ Service Building A (currently not built -10480 sf) to be replaced with Storage/Office Building H (3 stories and approximately 65,800 sf) and Building B (also currently not built -5317sf) to be replaced with Storage J (approximately 1,490 sf),

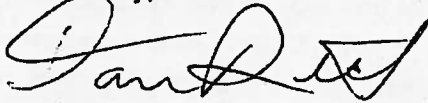
The 3 story Storage/Office Building H will include approximately 1600 sf of small offices on the ground floor which will help to maintain the existing retail/office presence at the center.

The expansion of the existing self storage facility will continue to fulfill a proven need for the surrounding community. The prospect of additional retail buildings as shown on the 2007 site development plan is not feasible because of diminished demand for such use at this location. The addition of more storage units, however, is not only harmonious with the adjacent buildings on the site but will also continue to serve the community in a positive way.

I have been communicating with many of the adjacent residents as well as with the Taylor Ranch Neighborhood Association and the Westside Coalition of Neighborhood Associations. On June 12, 2012, a facilitated meeting is scheduled with an appointed facilitator at which time my architect, engineer and I will present the project for open discussion with members of the community and the Taylor Ranch Neighborhood Association. On July 17th the project will again come before the Zoning Hearing Examiner. The hearing pertains to a Special Exception Request for Conditional Use for Self-Storage Units in a Site Zoned C-2 (SC) Involving Tracts Y-2A-1-A, Y-2A-1-B, Y-2A-1-C and Y-2A-1-D for the expansion of storage in these tracts.

Thank you for your consideration of my submittals. I look forward to working with the City of Albuquerque Planning Department.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Rich", with a stylized flourish at the end.

Dan Rich
Owner, Homestead Hills Shopping Center

**Dan Rich
BAF Holdings, LLC
12231 Academy Rd NE #301
Albuquerque NM, 87111
505 3044516**

**Albuquerque City Planning
600 2nd Street NW
Albuquerque NM 87102**

June 28th, 2012

**RE: Authorization Letter for EPC Agent Representative for Taylor Ranch Self Storage, 6971
Taylor Ranch Drive NW, Albuquerque, NM**

To whom this may concern:

The purpose of this letter is to authorize Guy Jackson, PR of Guy Jackson and Associates, LLC to act as authorized agent for BAF Holdings, LLC for the purpose of EPC application submittal on June 28th, 2012. This authorization extends to all subsequent matters related to this application and the EPC process as it pertains to Taylor Ranch Self Storage.

Cordially,

A handwritten signature in black ink, appearing to read 'Dan Rich', with a stylized flourish at the end.

**Dan Rich
Principal, BAF Holdings, LLC**

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: BUY Jackson

DATE OF REQUEST: 6/26/12 ZONE ATLAS PAGE(S): D-11-Z

CURRENT:

ZONING C-2(60) & C-2 ^{CONDITIONAL USE PARCELS}
PARCEL SIZE (AC/SQ. FT.) SPRING OF TRAILHEAD

LEGAL DESCRIPTION: Y-2A-1-A, Y-2A-1-B, Y-2A-1-C

LOT OR TRACT # Y-2A-1-D BLOCK #

SUBDIVISION NAME TAYLOR RANCH

REQUESTED CITY ACTION(S):

ANNEXATION []

ZONE CHANGE []: From To

SECTOR, AREA, FAC, COMP PLAN []

AMENDMENT (Map/Text) ☒

SITE DEVELOPMENT PLAN:

SUBDIVISION* ☒ AMENDMENT ☒

BUILDING PERMIT ☒ ACCESS PERMIT []

BUILDING PURPOSES [] OTHER []

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT []

NEW CONSTRUCTION ☒

EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 3 SELF STORAGE

BUILDING SIZE: 51,863 (sq. ft.)

25 + 1497 + 65878 - (5317 + 10,480) = 57,853

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE [Signature]

DATE 6-26-12

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO ☒ BORDERLINE []

THRESHOLDS MET? YES [] NO ☒ MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []

Notes: SELF STORAGE UNITS

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

[Signature]
TRAFFIC ENGINEER

6-26-12
DATE

Required TIS must be completed prior to applying to the EPC and/or the DRB. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS
-SUBMITTED / /
-FINALIZED / /

TRAFFIC ENGINEER

DATE

Revised January 20, 2011



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

June 19, 2012

Guy Jackson
Guy Jackson & Associates, LLC
10522 Florence Avenue NE/87122
Phone: 505-235-1426
E-mail: gjackson708@comcast.net

PLEASE NOTE: The NA/HOA information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office.

Dear Guy:

Thank you for your inquiry of **June 19, 2012** requesting the names of **ALL Neighborhood and/or Homeowner Associations and Coalitions** who would be affected under the provisions of O-92 by your proposed project at **(EPC SUBMITTAL) – TRACTS Y-2A-1-A, Y-2A-1-B, Y-2A-1-C AND Y-2A-1-D, TAYLOR RANCH, LOCATED ON TAYLOR RANCH DRIVE NW (6971 TAYLOR RANCH DRIVE NW) BETWEEN HOMESTEAD CIRCLE NW AND TAYLOR RANCH DRIVE NW** zone map **D-11**.

Our records indicate that the **Neighborhood and/or Homeowner Associations and Coalitions** affected by this proposal and the contact names are as follows:

TAYLOR RANCH N.A. (TRN) "R"

***Ray Shortridge**, 4800 College Heights Dr. NW/87120 604-3908 (c)
Rene Horvath, 5515 Palomino Dr. NW/87120 898-2114 (h)

WESTSIDE COALITION OF N.A.'S

***Gerald (Jerry) C. Worrall**, 1039 Pinatubo Pl. NW/87120 839-0893 (h) 933-1919 (c)
Candelaria (Candy) Patterson, 7608 Elderwood NW/87120 321-1761 (c)

*** President of association/coalition**

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabaq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison

**LETTERS MUST BE SENT TO
BOTH CONTACTS OF EACH
NA/HOA/COALITION FOR THIS
EPC SUBMITTAL**

7011 2970 0000 1974 0286

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only. For international postage, see separate form.)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 00.45	0118
Certified Fee	\$2.95	01
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 03.40	

Postmark Here

JUN 23 2012
 06/26/2012

Post to
Bay Shortridge (TRNA)
 Street, Apt. No. or PO Box No. **4800 College Heights NW, #210**
 City, State, ZIP+4 **Alb. NM 87120**

7011 2970 0000 1974 0275

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only. For international postage, see separate form.)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 00.45	0118
Certified Fee	\$2.95	01
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 03.40	

Postmark Here

JUN 23 2012
 06/26/2012

Post to
Doni Horvath (TRNA)
 Street, Apt. No. or PO Box No. **5515 Palomino Dr. NW**
 City, State, ZIP+4 **Alb. NM 87120**

7011 2970 0000 1977 2027

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only. For international postage, see separate form.)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 00.45	0118
Certified Fee	\$2.95	01
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 03.40	

Postmark Here

JUN 23 2012
 06/26/2012

Post to
Gerald Warralope N.A.S.
 Street, Apt. No. or PO Box No. **1039 Pinarillo Rd. SW**
 City, State, ZIP+4 **Alb. NM 87120**

7011 2970 0000 1977 2034

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only. For international postage, see separate form.)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 00.45	0118
Certified Fee	\$2.95	01
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 03.40	

Postmark Here

JUN 23 2012
 06/26/2012

Post to
Candelaria Riberson Westside
 Street, Apt. No. or PO Box No. **7608 Elderwood NW**
 City, State, ZIP+4 **Alb. NM 87120**

**Dan Rich
Taylor Ranch Self Storage
6971 Taylor Ranch Dr NW
Albuquerque NM 87120
505 304-4516**

June 26th, 2012

**Ray Shortridge
Taylor Ranch Neighborhood Association
4800 College Heights Dr, NW
Albuquerque NM 87120**

RE: Notice of Application to the Environmental Planning Commission (EPC) for the Amendment of the Site Development Plan for Building Permit and for the Amendment of the Site Development Plan for Subdivision for the Taylor Ranch Self Storage at the Homestead Hills Center.

Dear Ray:

It is my pleasure to notify of you my application for amended site development plan as referenced above. Below are the details.

Location: Taylor Ranch Self Storage at the Homestead Hills Center Site Development, 6911-6965 Taylor Ranch Drive, NW. Tracts Y-2A-1-A, Y-2A-1-B, Y-2A-1-C AND Y-2A-1-D.

Overview of Request:

An expansion of Taylor Ranch Self Storage, including the expansion of building A (275 sf), the addition of building J (approximately 1,490 sf), the removal of Retail/Service Building B (currently not built - 5317sf) and the addition of building H (3 stories and approximately 65,800 sf).

Details of Request:

The subject tracts are inclusive of an amended site development plan that was approved in 2007 by the ZHE, EPC and DRB. The new site development plan shows a proposed three story, 65878sf Storage/Office (Building H) to replace the un-built Retail Service Building A and a proposed single story, 1650sf Storage (J) to replace the

un-built Retail Service Building B, and the proposed addition of 250sf of storage space to the existing Storage (A)

There will be approximately 1,600 square feet of small offices on the ground floor of proposed building H. This will help to maintain the existing retail/office presence at the center.

The expansion of the existing self storage facility will continue to fulfill a proven need for the surrounding community. The prospect of additional retail buildings as shown on the 2007 site development plan is not feasible because of diminished demand for such use at this location. However the addition of more storage units is not only harmonious with the adjacent buildings on the site but will also continue to serve the community in a positive way.

This use will create low traffic impact along with limited operating hours to result in virtually no noise and thus will have very little impact on the abutting neighbors. The storage buildings will reflect the color theme and attractive design of the existing shopping center.

I encourage you to contact me at any time with questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Rich", with a stylized flourish at the end.

Dan Rich
Owner
Taylor Ranch Self Storage

Ray Schmitz
5204 Sooner Trail NW
Albuquerque NM 87120
573-6989

ABUTTING NEIGHBOR
TO SITE DEVELOPMENT

Mr. Stanley D. Harda
Zoning Hearing Examiner
Office of the Zoning Hearing Examiner
PO Box 1293
Albuquerque NM 87102

June 17, 2012

Re: Project 1009304 at the Homestead Hills Shopping Center

Dear Mr. Harda:

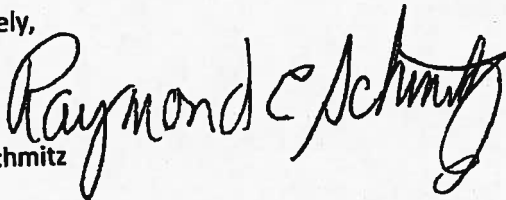
This letter is with regard to the proposed three story self storage building located within the Homestead Hills Shopping Center. Dan Rich has described this project and I am in support of it.

I am a neighbor who lives directly behind the existing self storage facility.

I do not believe the development of Taylor Ranch Self Storage has had any negative impact on the neighborhood and I have been pleased to have them as my neighbor. I have no complaints about noise or visual disturbances and offer my support of this project.

Sincerely,

Ray Schmitz



SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

Applicant or Agent Signature / Date

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a site 1 acre or more.)
4. **Building and Structure Elevations**
5. **Conceptual Utility Plan**
6. **Previously approved Development Plan** (If applicable)

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.**

Accompanying Material

- ☒ A. 8-1/2" x 11" reduction for each plan sheet.
- ☒ B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 - SITE PLAN

A. General Information

- ☒ 1. Date of drawing and/or last revision *see seal*
- ☒ 2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20'
Over 5 acres 1" = 50' 1,400
Over 20 acres 1" = 100' [Other scales as approved by staff]
- ☒ 3. Bar scale
- ☒ 4. North arrow
- ☒ 5. Scaled vicinity map
- ☒ 6. Property lines (clearly identify)
- ☒ 7. Existing and proposed easements (identify each)
- ☒ 8. Phases of development including location and square footages of structures, circulation, parking and landscaping

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

B. Proposed Development (If supplemental Sheets are used please indicate sheet #)

1. Structural

- ☒ A. Location of existing & proposed structures (distinguish between existing & proposed, include phasing)
- ☒ B. Square footage of each structure
- ☒ C. Proposed use of each structure
- ☒ D. Temporary structures, signs and other improvements
- ☒ E. Walls, fences, and screening: indicate height, length, color and materials
- ☒ F. Dimensions of all principal site elements or typical dimensions thereof
- ☒ G. Loading facilities
- ☒ H. Site lighting (indicate height & fixture type)
- ☒ I. Indicate structures within 20 feet of site
- ☒ J. Elevation drawing of refuse container and enclosure, if applicable. ~~EXISTING~~
- ☒ K. Site amenities including patios, benches, tables, (indicating square footage of patios/ plazas).

2. Parking and Circulation

- ☒ A. Parking layout with spaces numbered per aisle and totaled.
 - ☒ 1. Location and typical dimensions, including handicapped spaces
 - ☒ 2. Calculations: spaces required: V provided: V
Handicapped spaces (included in required total) required: V provided: V
Motorcycle spaces (in addition to required total) required: V provided: V
- ☒ B. Bicycle parking & facilities
 - ☒ 1. Bicycle racks, spaces required: V provided: V
 - ☒ 2. Bikeways and other bicycle facilities, if applicable
- ☒ C. Public Transit
 - ☒ 1. Bus facilities, including routes, bays and shelters existing or required
- ☒ D. Pedestrian Circulation
 - ☒ 1. Location and dimensions of all sidewalks and pedestrian paths
 - ☒ 2. Location and dimension of drive aisle crossings, including paving treatment
- ☒ E. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - ☒ 1. Ingress and egress locations, including width and curve radii dimensions
 - ☒ 2. Drive aisle locations, including width and curve radii dimensions
 - ☒ 3. End aisle locations, including width and curve radii dimensions
 - ☒ 4. Location & orientation of refuse enclosure, with dimensions
 - ☒ 5. Curb cut locations and dimensions
 - ☒ 6. Existing and proposed street widths, right-of-way widths and curve radii
 - ☒ 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - ☒ 8. Location of traffic signs and signals related to the functioning of the proposal
 - ☒ 9. Identify existing and proposed medians and median cuts

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

3. Phasing

- ☒ A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

- ☒ 1. Scale - must be same as scale on sheet #1 - Site plan
- ☒ 2. Bar Scale
- ☒ 3. North Arrow
- ☒ 4. Property Lines
- ON AS 1.1 ☒ 5. Existing and proposed easements
- ☒ 6. Identify nature of ground cover materials
- ☒ A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
- ☒ B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
- NAC ☒ C. Ponding areas either for drainage or landscaping/recreational use
- ☒ 7. Identify type, location and size of plantings (common and/or botanical names).
- ☒ A. Existing, indicating whether it is to preserved or removed.
- ☒ B. Proposed, to be established for general landscaping.
- ☒ C. Proposed, to be established for screening/buffering.
- ☒ 8. Describe irrigation system - Phase I & II ...
- ☒ 9. Backflow prevention detail
- ☒ 10. Planting Beds, indicating square footage of each bed
- ☒ 11. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- ☒ 12. Responsibility for Maintenance (statement)
- ☒ 13. Statement of compliance with Water Conservation... Ordinance, see article 6-1-1-1.
- C ☒ 14. Landscaped area requirement; square footage and percent (specify clearly on plan)
- C ☒ 15. Landscaped area provided; square footage and percent (specify clearly on plan)
- ☒ 16. Planting or tree well detail
- NA ☒ 17. Street Tree Plan as defined in the Street Tree Ord.

SHEET # 3 PRELIMINARY GRADING PLAN

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1 with written approval from the Planning Department Staff.

A. General Information

- ☒ 1. Scale - must be same as Sheet #1 - Site Plan
- ☒ 2. Bar Scale
- ☒ 3. North Arrow
- ☒ 4. Property Lines
- ☒ 5. Existing and proposed easements

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

- ☒ 6. Building footprints
- ☒ 7. Location of Retaining walls

B. Grading Information

- ☒ 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- ☒ 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- ☒ 3. Identify ponding areas
- ☒ 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 UTILITY PLAN

- ☒ 1. Fire hydrant locations, existing and proposed.
- ☒ 2. Distribution lines
- ☒ 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- ☒ 4. Existing water, sewer, storm drainage facilities (public and/or private).
- ☒ 5. Proposed water, sewer, storm drainage facilities (public and/or private)

SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- ☒ A. Scale (minimum of 1/8" or as approved by Planning Staff).
 - ☒ B. Bar Scale
 - ☒ C. Detailed Building Elevations for each facade
 - ☒ 1. Identify facade orientation (north, south, east, & west).
 - ☒ 2. Facade dimensions including overall height and width
 - ☒ 3. Location, dimensions, materials, and colors of principle façade elements- windows, doors, etc.
 - ☒ 4. For EPC and DRB submittals only – Color renderings or similar (12 copies) illustrations
- ☒ N/A E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage

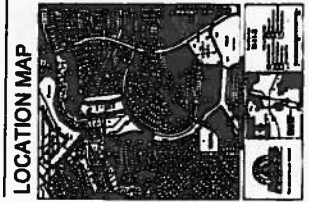
- ☒ 1. Site location(s)
- ☒ 2. Sign elevations to scale **LOCATIONS AND SIZES ONLY.**
- ☒ 3. Dimensions, including height and width
- ☒ 4. Sign face area - dimensions and square footage clearly indicated
- ☒ 5. Lighting
- ☒ N/A 6. Materials and colors for sign face and structural elements.

6971 TAYLOR RANCH DR. NW



ARCHITECTS

7925 Bosque St. NW, Albuquerque, NM. 87114 Ph. (505) 892-8453 Fax. (505) 890-1736



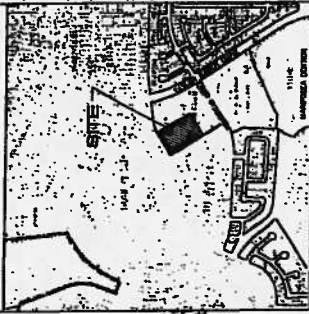
SHEET INDEX

[illegible]

DATE
6-27-12
PROJECT NO.
0923
SHEET NO.

CVR

VICINITY MAP D-11



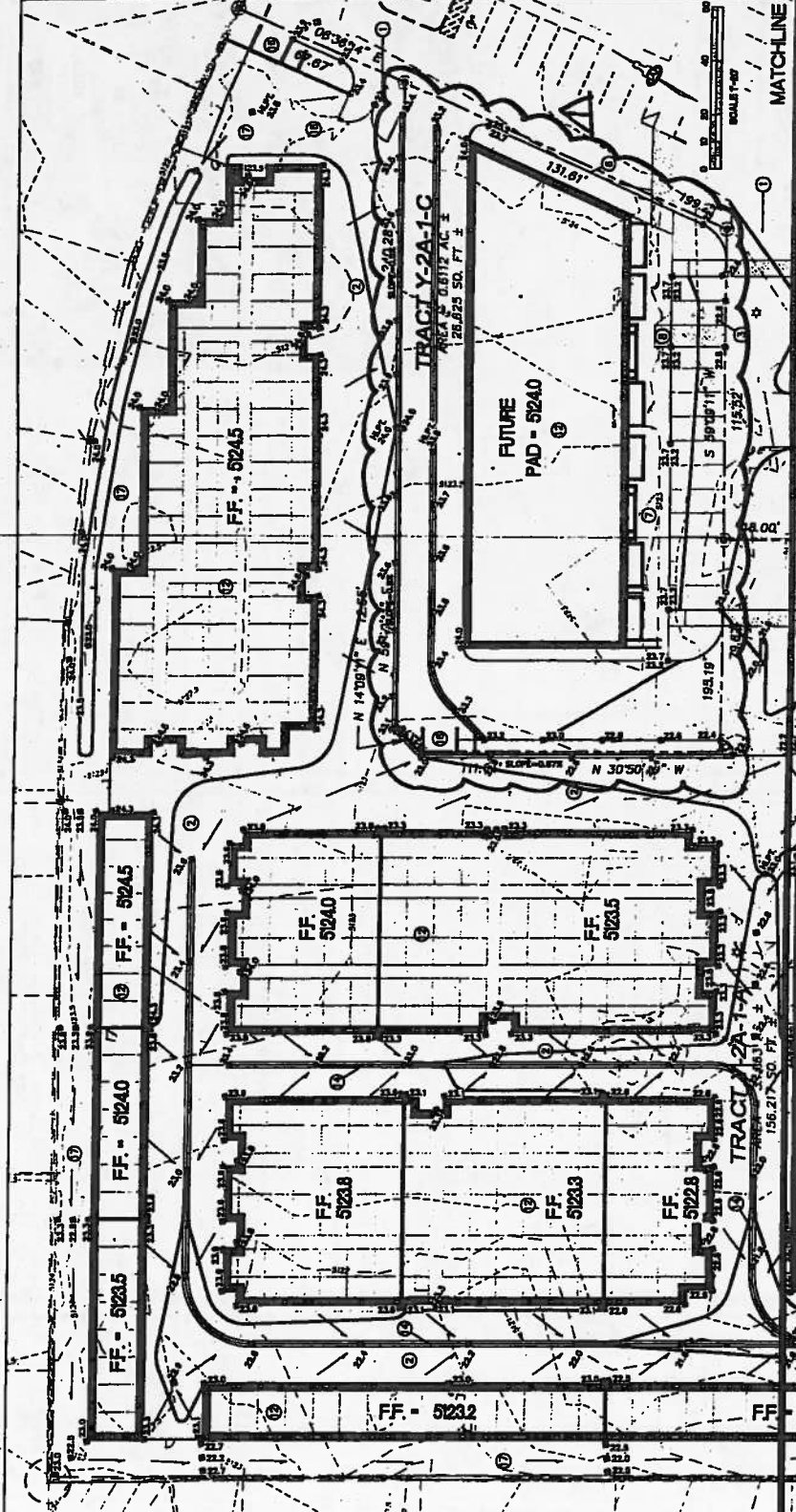
KEYED NOTES

1. EXISTING DRAINAGE SYSTEM (SEE DRAINAGE PLAN FOR DETAILS) TO BE MAINTAINED AND IMPROVED WHERE NECESSARY TO MAINTAIN EXISTING DRAINAGE SYSTEM TO EXISTING BUILDING FOOTPRINTS.
2. EXISTING DRAINAGE SYSTEM TO BE MAINTAINED AND IMPROVED WHERE NECESSARY TO MAINTAIN EXISTING DRAINAGE SYSTEM TO EXISTING BUILDING FOOTPRINTS.
3. EXISTING DRAINAGE SYSTEM TO BE MAINTAINED AND IMPROVED WHERE NECESSARY TO MAINTAIN EXISTING DRAINAGE SYSTEM TO EXISTING BUILDING FOOTPRINTS.
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14. EXISTING DRAINAGE SYSTEM TO BE MAINTAINED AND IMPROVED WHERE NECESSARY TO MAINTAIN EXISTING DRAINAGE SYSTEM TO EXISTING BUILDING FOOTPRINTS.
15. EXISTING DRAINAGE SYSTEM TO BE MAINTAINED AND IMPROVED WHERE NECESSARY TO MAINTAIN EXISTING DRAINAGE SYSTEM TO EXISTING BUILDING FOOTPRINTS.
16. EXISTING DRAINAGE SYSTEM TO BE MAINTAINED AND IMPROVED WHERE NECESSARY TO MAINTAIN EXISTING DRAINAGE SYSTEM TO EXISTING BUILDING FOOTPRINTS.
17. EXISTING DRAINAGE SYSTEM TO BE MAINTAINED AND IMPROVED WHERE NECESSARY TO MAINTAIN EXISTING DRAINAGE SYSTEM TO EXISTING BUILDING FOOTPRINTS.

THESE NOTES ARE TO BE USED IN CONJUNCTION WITH THE DRAINAGE PLAN AND THE DRAINAGE PLAN SHALL BE THE FINAL AUTHORITY IN ALL MATTERS RELATING TO THE DRAINAGE SYSTEM.



GRADING AND DRAINAGE PLAN - NORTH	
DATE	10-11-97
BY	JAC
CHECKED BY	JAC
SCALE	AS SHOWN



LEGEND

- EXISTING DRAINAGE
- PROPOSED DRAINAGE
- PROPOSED SPOT ELEVATION
- FF = 5123.3 FRESH FLOOR ELEVATION
- FF = 5123.3 FRESH FLOOR ELEVATION

NOTE: THE BUILDING IN THIS TRACT (TRACT Y-2A-1-C) WILL HAVE AN INCREASE IN FOOTPRINT OF APPROX 11,250 SQ. FT. WHICH WAS PREVIOUSLY A PART OF THE TRACT. THE INCREASED AREA OF THE TRACT IS SHOWN IN THE AREA OF THE TRACT. THE INCREASED AREA OF THE TRACT IS SHOWN IN THE AREA OF THE TRACT.

PHASE 1

PHASE 2

PHASE 3

PHASE 1

PHASE 2

PHASE 3

PHASE 1

PHASE 2

PHASE 3

PHASING DIAGRAM



PHASE 1

PHASE 2

PHASE 3

PHASE 1

PHASE 2

PHASE 3

PHASE 1

PHASE 2

PHASE 3

ASPHALT TRANSITION AT BLDG. STEPS



EXISTING GROUND LEVEL

PROPOSED STEP

PROPOSED ASPHALT

PROPOSED ASPHALT

PROPOSED ASPHALT

PROPOSED ASPHALT

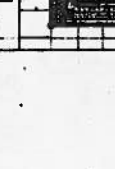
PROPOSED ASPHALT

PROPOSED ASPHALT

PROPOSED ASPHALT

PROPOSED ASPHALT

CONCRETE ALLEY GUTTER



EXISTING GROUND LEVEL

PROPOSED GUTTER

PROPOSED CONCRETE

PROPOSED CONCRETE

PROPOSED CONCRETE

PROPOSED CONCRETE

PROPOSED CONCRETE

PROPOSED CONCRETE

PROPOSED CONCRETE

PROPOSED CONCRETE

'U' SHAPED CONC. CHANNEL



EXISTING GROUND LEVEL

PROPOSED CHANNEL

PROPOSED CONCRETE

PROPOSED CONCRETE

PROPOSED CONCRETE

PROPOSED CONCRETE

PROPOSED CONCRETE

PROPOSED CONCRETE

PROPOSED CONCRETE

PROPOSED CONCRETE

MEDIAN CURB AND GUTTER



EXISTING GROUND LEVEL

PROPOSED CURB

PROPOSED GUTTER

PROPOSED GUTTER

PROPOSED GUTTER

PROPOSED GUTTER

PROPOSED GUTTER

PROPOSED GUTTER

PROPOSED GUTTER

PROPOSED GUTTER

1. CLOSING MATING LINE TO BE CLOSURE PLATED AND ASSAMBOLED
2. THE PROPOSED 1/2 IN. TO EXISTING 3/4 IN. COMPLETED
3. 1/2 IN. TO EXISTING 3/4 IN. COMPLETED
4. 1/2 IN. TO EXISTING 3/4 IN. COMPLETED
5. 1/2 IN. TO EXISTING 3/4 IN. COMPLETED
6. 1/2 IN. TO EXISTING 3/4 IN. COMPLETED

- A. EXISTING 20' PUBLIC WATERLINE EASEMENT TO BE WIDENED BY FINAL PLAN. COMPLETELY w/ Zoning MAP
- B. PROPOSED 20' PUBLIC WATERLINE EASEMENT TO BE GRANTED BY FINAL PLAN. COMPLETED w/ Zoning MAP
- C. PROPOSED BLANKET PRIVATE SANITARY SEWER EASEMENT TO BE GRANTED BY FINAL PLAN. SANITARY SEWER TO BE MARKED BY THE BROWNSVILLE LOT OWNER. COMPLETED w/ Zoning MAP

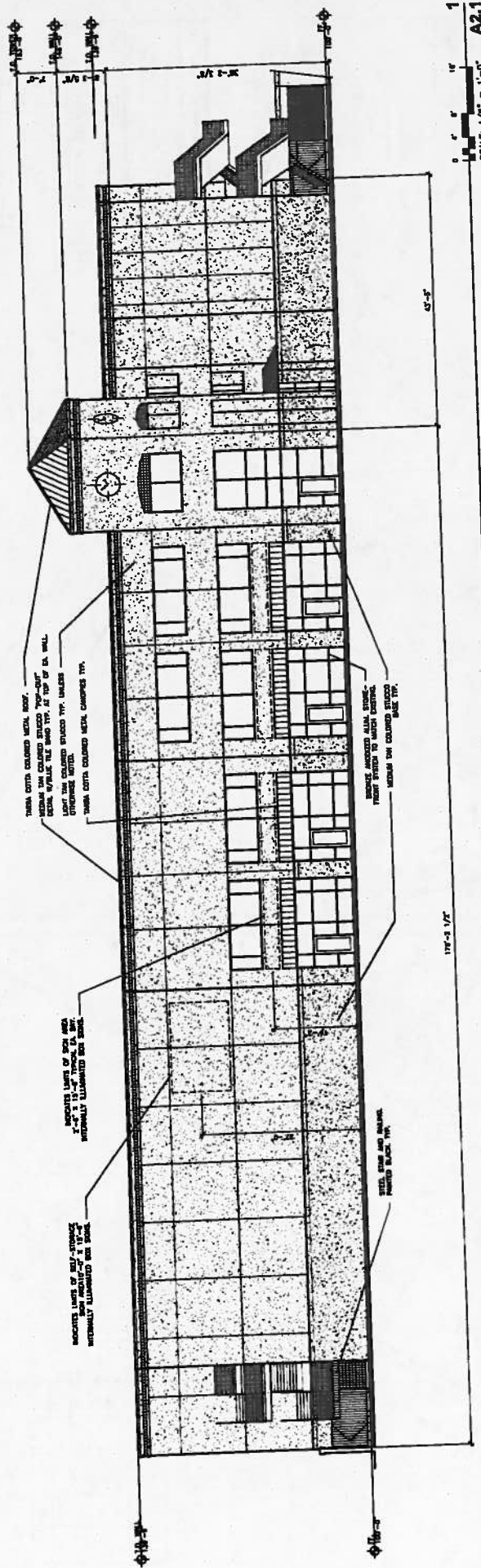
1. All work shown in SUBJED AREAS TO BE CONSTRUCTED WITH APPROVED BULGARIA PELLET
2. CONSTRUCTION OF FIRELINE TO BE IN ACCORDANCE W/ APPROVED MINI WORK ORDER. APPROVED SEEING PER APPROVAL.

EXISTING GAS LINE	EXISTING WATERLINE	3/4" SINGLE WATER METER & DATE VALVE W/ VALVE BOX	FIRE HYDRANT	SAS MANHOLE	WATER LINE W/ FITTING	SAS CLEANOUT	DOUBLE GAS CLEANOUT

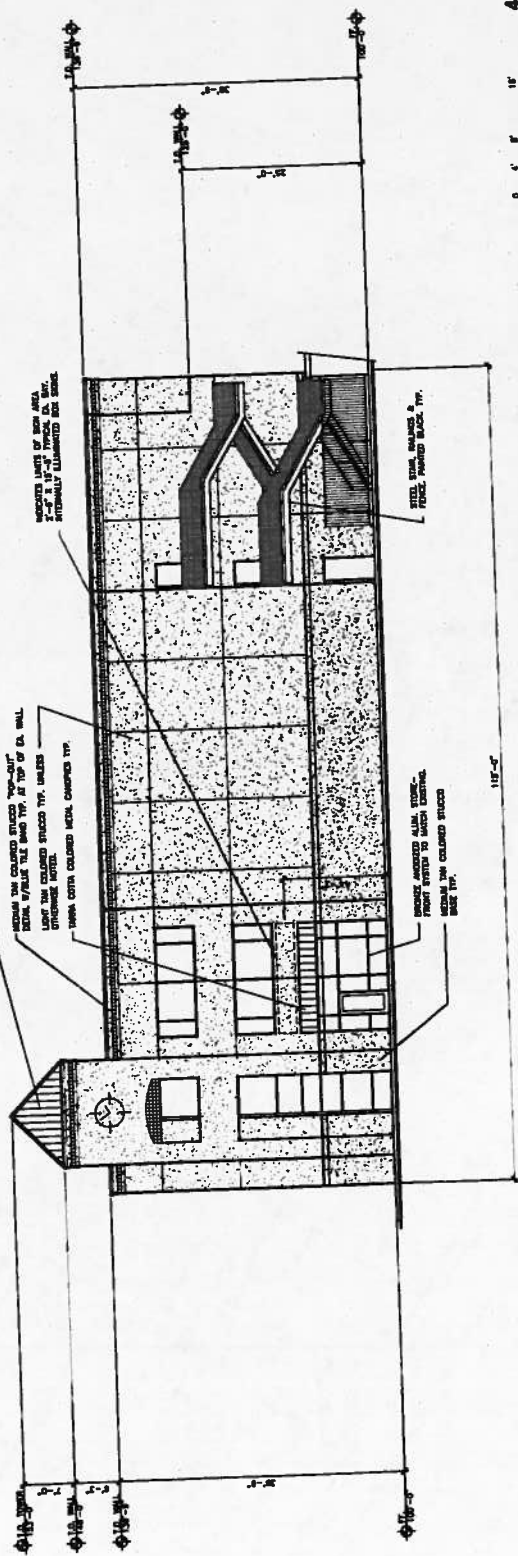
1. PUBLIC UTILITIES TO BE CONSTRUCTED BY WORK ORDER. 7/8/24
2. REFER TO MECHANICAL PLANS FOR DETAILS OF GAS LINE SIZES, GAS PIPES, METERS AND FITTINGS.

[illegible]

SEWER SERVICE TABLE			
ID	INVERT	DOWNSTREAM LENGTH	DOWNSTREAM SLOPE
1	12.26	---	---
2	14.06	183.13	1.02
3	14.77	87.81	1.02
4	16.06	123.19	1.02
5	16.60	90.36	1.02
6	18.13	102.35	1.02
7	18.80	56.67	3.05



SOUTH ELEVATION - STORAGE/OFFICE BUILDING 'H'



EAST ELEVATION - STORAGE OFFICE BUILDING 'H'

ARCHITECTS
7074 Monroe St. #20, Albuquerque, NM 87110 PH. (505) 262-2453 Fm. (505) 268-3438

7079 Madison St. Ste. 100, Minneapolis, MN 55116 Ph. (612) 882-8453 Fax. (612) 882-3438

PROJECT:
TAYLOR RANCH SELF STORAGE
PHASE 3

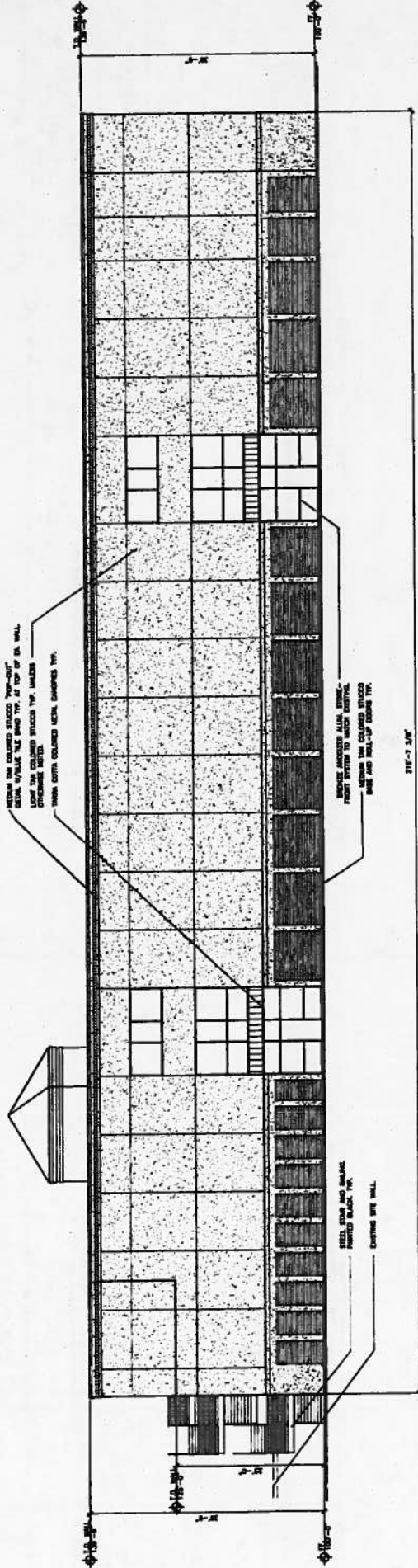
STORAGE/OFFICE BUILDING "H" ELEVATIONS

DATE	CONSTANT STAMP	STILL DISCOUNT
1971.49		

A2.1

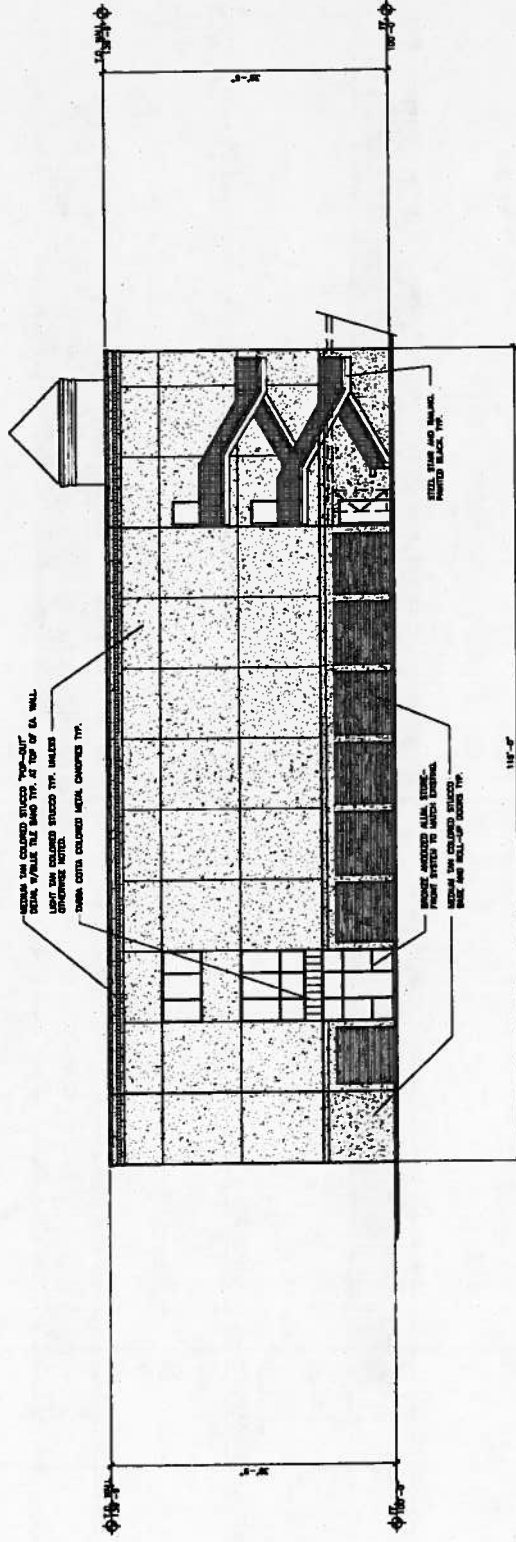
21-12-9

KEYED NOTES



NORTH ELEVATION - STORAGE/OFFICE BUILDING 'H'

SCALE: 1/8" = 1'-0"



WEST ELEVATION - STORAGE/OFFICE BUILDING 'H'

SCALE: 1/8" = 1'-0"



ARCHITECTS
7025 Rogers St. W., Albuquerque, NM 87114 Ph. (505) 882-3432 Fax. (505) 882-3435

PROJECT
TAYLOR RANCH SELF STORAGE
PHASE 3

SHEET NO.

STORAGE/OFFICE BUILDING 'H' ELEVATIONS

NO. 1003

DATE: 10/12/12

PROJECT NO. 1003

SHEET NO. 1003

DATE: 10/12/12

PROJECT NO. 1003

SHEET NO. 1003

DATE: 10/12/12

PROJECT NO. 1003

SHEET NO. 1003

DATE: 10/12/12

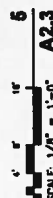
PROJECT NO. 1003

SHEET NO. 1003

DATE: 10/12/12

[illegible]

EAST ELEVATION - STORAGE BUILDING 'A'



WEST ELEVATION - STORAGE BUILDING 'A'

105'-0"

0' 4' 8' 16'

SCALE: 1/8" = 1'-0"

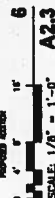
SOUTH ELEVATION - STORAGE BUILDING 'A'

45'-0"

0' 4' 8' 16'

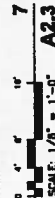
SCALE: 1/8" = 1'-0"

WEST ELEVATION - STORAGE BUILDING 'A'



Architectural drawing of the East Elevation of Storage Building 'J'. The drawing shows a side elevation of a building with a corrugated metal roof and a concrete wall. The roof is labeled "CORRUGATED METAL ROOF TYP." and the wall is labeled "CONCRETE WALL WITH EXTERIOR FINISH". The roof height is 10'-0" and the wall height is 10'-0". The building is 34'-0" wide. The drawing is titled "EAST ELEVATION - STORAGE BUILDING 'J'" and includes a scale of 1/8" = 1'-0".

EAST ELEVATION - STORAGE BUILDING 'J'



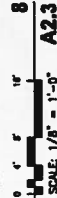
SOUTH ELEVATION - STORAGE BUILDING 'J'

WEST ELEVATION - STORAGE BUILDING 'J'

SCALE: 1/8" = 1'-0"

A23

WEST ELEVATION - STORAGE BUILDING 'J'



ARCHIVE

ARCHITECTS

**PROJECT:
TAYLOR RANCH SELF STORAGE
PHASE 3**

STORAGE BUILDINGS 'A' & 'J' ELEVATIONS

PROJECT NO.	DATE	CONTRACT NO.	PROJECT NO.	DATE	CONTRACT NO.
1000	1-1-60	1000	1000	1-1-60	1000
1001	1-1-60	1001	1001	1-1-60	1001
1002	1-1-60	1002	1002	1-1-60	1002
1003	1-1-60	1003	1003	1-1-60	1003
1004	1-1-60	1004	1004	1-1-60	1004
1005	1-1-60	1005	1005	1-1-60	1005
1006	1-1-60	1006	1006	1-1-60	1006
1007	1-1-60	1007	1007	1-1-60	1007
1008	1-1-60	1008	1008	1-1-60	1008
1009	1-1-60	1009	1009	1-1-60	1009
1010	1-1-60	1010	1010	1-1-60	1010
1011	1-1-60	1011	1011	1-1-60	1011
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